

**Brook Run Village Owners Association  
Board of Directors  
Meeting Minutes  
January 27, 2021**

The meeting was held in the garage of board member Steve Wallace with social distancing and face masking due to heightened public health risks from the COVID-19 pandemic.

President Marty Chebuhar called the meeting to order at 6:09 p.m. Directors present: Chebuhar, Jason Bahr, Steve McClure, Pam Schwartz, and Steve Wallace.

**MINUTES:**

Minutes of the previous board meeting on Nov. 24, 2020 were approved as written.

**TREASURER'S REPORT:**

Bahr reported balances of \$16,576.74 in the Association's operating account and \$287,357.52 in the capital reserve fund and gave brief notes on current income and expenses. Approval of the treasurer's report came on motion by Schwartz, seconded by McClure, and a 5-0 vote.

**NEW BUSINESS:**

Directors voted unanimously, on motion by Wallace and seconded by Bahr, to approve planned spring maintenance work by the City of Des Moines Public Works Department to benefit drainage into and out of the Association's middle storm water pond, Brook Run's largest.

Wallace, who is coordinating the project with city public works staff, said the work is to include: clearing orphan trees and vegetation on the middle pond's dam; cleaning and repairs to some drains handling water inflow and outflow; installing rip-rap around eroded areas near the pond's outtake drains; and removing orphan trees and dredging some silt buildups at the pond's intake drain off Brook Run Drive.

The plan calls for city crews and equipment to use Association right-of-way in accomplishing the work but Wallace said homeowners whose properties adjoin these areas will be personally notified and assured of repairs for any related damages to their properties.

In light of this project the board voted to retain an engineering firm to locate and affirm the Association's property lines for common areas around the middle pond as well as those around its intakes and the dam. The survey was approved 5-0 on motion by McClure, seconded by Wallace.

As a follow up to the planned pond maintenance work, Chebuhar and Schwartz were informally authorized to contact dredging contractors for perspectives and cost estimates on silt removal in all three Brook Run ponds.

In other business:

- Wallace said he would attend a Polk County Watershed Plan public meeting via Zoom concerning possible funding opportunities for flood and soil erosion mitigation projects in the Four Mile Creek Watershed, which includes the Brook Run neighborhood.
- On motion by Chebuhar, seconded by Wallace, the board voted 5-0 to renew a contract with The Iowa Pond Guy, LLC for bi-weekly beneficial bacteria additives as well as the spring installation and fall removal of an ultrasonic algae control unit in the south pond at a total cost of \$2,143.32. The small pond's waters seem to foul without the treatments, perhaps because of the shallow depths and incoming storm runoff from several directions. The Pond Guy Company will also maintain the aerators in all three ponds, including forthcoming repairs to the air lines on two North Pond aerators apparently gnawed by a muskrat.

**OLD BUSINESS:**

None.

**ADJOURNMENT:**

The meeting adjourned at 8:10 p.m. The next board meeting is tentatively scheduled for 6 p.m. Wednesday, Feb. 24, likely again in the Wallace garage.

Submitted by: Pam Schwartz, Secretary